

# 2013 Hendricks County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



**This report describes property tax changes in Hendricks County between 2012 and 2013.**

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Hendricks County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-0.2%	\$180,420,863	\$6,896,576,477	10.8%
Change		0.2%	-0.3%	
2012	1.2%	\$179,981,956	\$6,917,969,818	11.0%

## Comparable Homestead Property Tax Changes in Hendricks County

The total tax bill for all taxpayers in Hendricks County decreased by 0.2% in 2013. The main reason was a small increase in local income tax-funded property tax credits which offset a small 0.2% increase in the levy. In a reassessment year, certified net assessed value decreased by 0.3%. Tax cap credits as a percent of the levy declined slightly to 10.8% in 2013 from 11.0% in 2012.

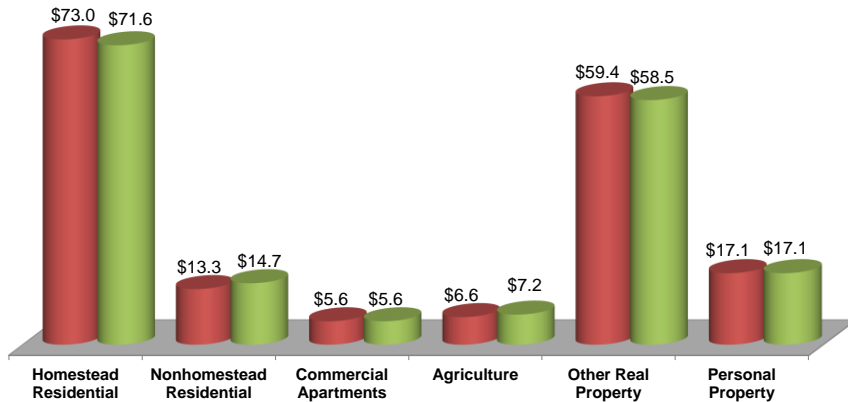
Hendricks County homeowners experienced a 2.4% decrease in property tax bills in 2013. This was due to a decline in net assessed value, while property tax rates experienced little change. Homesteads also experienced an increase in local property tax credits. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	15,272	35.8%
No Change	150	0.4%
Lower Tax Bill	27,183	63.8%
<b>Average Change in Tax Bill</b>	<b>-2.4%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	1,074	2.5%
10% to 19%	2,261	5.3%
1% to 9%	11,937	28.0%
-1% to 1%	150	0.4%
-1% to -9%	20,757	48.7%
-10% to -19%	5,225	12.3%
-20% or More	1,201	2.8%
<b>Total</b>	<b>42,605</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

### Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$175.0 ■ 2013 - Total \$174.7



In Hendricks County most net property taxes were paid by business (other real and personal) and homestead property owners in 2013. Total net property taxes decreased 0.2%, compared to an average 2.1% increase statewide. Nonhomestead residential property saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates increased in 21 of 31 Hendricks County tax districts in 2013. The average tax rate rose by 0.6% because of a small levy increase and a small decrease in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Hendricks County increased by 0.2%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Hendricks County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$7,539,668,595	\$7,400,147,376	-1.9%	\$3,534,868,267	\$3,447,311,172	-2.5%
Other Residential	942,466,740	1,013,616,321	7.5%	934,572,564	1,005,399,573	7.6%
Ag Business/Land	358,290,742	383,367,480	7.0%	357,314,721	382,720,540	7.1%
Business Real/Personal	3,566,092,555	3,494,667,572	-2.0%	2,895,573,602	2,890,418,344	-0.2%
<b>Total</b>	<b>\$12,406,518,632</b>	<b>\$12,291,798,749</b>	<b>-0.9%</b>	<b>\$7,722,329,154</b>	<b>\$7,725,849,629</b>	<b>0.0%</b>

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Hendricks County's total billed net assessed value was nearly unchanged in 2013. Increases in other residential and agricultural assessments were offset by decreases in homestead assessments. Net assessed value for all of Indiana also was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$14,167,177	\$12,654,771	-\$1,512,407	-10.7%
2%	6,481,012	7,714,287	1,233,275	19.0%
3%	1,243,496	1,253,480	9,984	0.8%
Elderly	59,083	41,096	-17,987	-30.4%
<b>Total</b>	<b>\$21,950,768</b>	<b>\$21,663,633</b>	<b>-\$287,135</b>	<b>-1.3%</b>
<b>% of Levy</b>	<b>11.0%</b>	<b>10.8%</b>		

Total tax cap credits in Hendricks County were \$21.7 million, which was 10.8% of the levy. This was near the state average of 10.9%, but more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Hendricks County's average tax rate was above the statewide average

rate. Tax cap credits as a percentage of the levy were near the statewide average, a lower percentage given the average tax rate, because the county had few credits in the 3% category. Most of the tax cap credits in Hendricks County were in the 1% homestead category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Hendricks County decreased \$287,135 between 2012 and 2013. Credits as a share of the total levy declined from 11.0% in 2012 to 10.8% in 2013.

### Hendricks County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<b>County Total</b>	<b>154,771,645</b>	<b>165,061,810</b>	<b>176,571,106</b>	<b>179,981,956</b>	<b>180,420,863</b>	<b>6.6%</b>	<b>7.0%</b>	<b>1.9%</b>	<b>0.2%</b>
Hendricks County	19,997,665	20,850,477	22,136,468	23,154,446	22,951,805	4.3%	6.2%	4.6%	-0.9%
Brown Township	217,694	199,026	172,536	191,213	164,332	-8.6%	-13.3%	10.8%	-14.1%
Center Township	749,538	481,874	467,314	675,087	956,937	-35.7%	-3.0%	44.5%	41.8%
Clay Township	58,285	60,322	60,973	63,472	76,287	3.5%	1.1%	4.1%	20.2%
Eel River Township	74,246	76,933	77,463	76,826	106,535	3.6%	0.7%	-0.8%	38.7%
Franklin Township	51,086	54,148	54,026	55,390	54,137	6.0%	-0.2%	2.5%	-2.3%
Guilford Township	464,504	479,991	453,104	506,179	502,869	3.3%	-5.6%	11.7%	-0.7%
Liberty Township	176,802	184,005	186,383	193,487	194,646	4.1%	1.3%	3.8%	0.6%
Lincoln Township	263,571	219,404	200,971	205,731	103,798	-16.8%	-8.4%	2.4%	-49.5%
Marion Township	39,012	40,682	41,168	42,759	43,000	4.3%	1.2%	3.9%	0.6%
Middle Township	960,689	930,868	1,170,219	1,117,923	1,130,379	-3.1%	25.7%	-4.5%	1.1%
Union Township	53,264	55,903	56,208	57,656	58,465	5.0%	0.5%	2.6%	1.4%
Washington Township	5,990,296	6,610,771	6,229,284	8,025,391	8,483,432	10.4%	-5.8%	28.8%	5.7%
Brownsburg Civil Town	11,463,065	10,731,533	12,510,395	13,194,653	12,840,876	-6.4%	16.6%	5.5%	-2.7%
Plainfield Civil Town	13,888,740	13,458,210	14,401,244	15,179,024	13,670,734	-3.1%	7.0%	5.4%	-9.9%
Jamestown Civil Town	4,837	3,228	3,909	4,044	4,147	-33.3%	21.1%	3.5%	2.5%
Amo Civil Town	52,391	55,249	56,047	58,220	57,520	5.5%	1.4%	3.9%	-1.2%
Clayton Civil Town	110,058	116,319	118,055	122,658	123,571	5.7%	1.5%	3.9%	0.7%
Coatsville Civil Town	86,684	91,354	92,789	96,237	96,862	5.4%	1.6%	3.7%	0.6%
Danville Civil Town	2,069,165	2,254,537	2,199,480	2,212,856	2,383,875	9.0%	-2.4%	0.6%	7.7%
Lizton Civil Town	91,392	95,048	97,856	101,775	102,261	4.0%	3.0%	4.0%	0.5%
North Salem Civil Town	107,969	114,318	114,709	120,721	119,221	5.9%	0.3%	5.2%	-1.2%
Pittsboro Civil Town	476,722	501,679	508,589	511,488	505,418	5.2%	1.4%	0.6%	-1.2%
Stilesville Civil Town	31,434	34,089	34,384	35,338	35,717	8.4%	0.9%	2.8%	1.1%
Avon Civil Town	2,481,255	2,908,813	2,914,817	3,001,469	3,216,037	17.2%	0.2%	3.0%	7.1%
Northwest Hendricks School Corp	7,219,102	7,822,384	8,502,828	9,168,371	9,053,446	8.4%	8.7%	7.8%	-1.3%
Brownsburg Community School Corp	24,375,156	27,115,618	27,991,150	28,172,618	28,179,212	11.2%	3.2%	0.6%	0.0%
Avon Community School Corp	31,712,369	34,611,050	40,358,037	37,426,161	38,132,484	9.1%	16.6%	-7.3%	1.9%
Danville Community School Corp	7,878,743	8,393,230	8,528,352	8,619,384	9,339,153	6.5%	1.6%	1.1%	8.4%
Plainfield Community School Corp	15,036,206	17,375,686	17,436,479	17,958,972	18,039,819	15.6%	0.3%	3.0%	0.5%
Mill Creek Community School Corp	3,930,471	4,006,322	4,455,343	4,311,514	4,560,191	1.9%	11.2%	-3.2%	5.8%
Washington Township Public Library	1,221,461	1,295,589	1,140,779	1,395,287	1,400,335	6.1%	-11.9%	22.3%	0.4%
Brownsburg Public Library	993,815	1,262,536	1,174,868	1,234,513	1,093,641	27.0%	-6.9%	5.1%	-11.4%
Clayton Public Library	157,871	161,159	170,417	166,869	167,592	2.1%	5.7%	-2.1%	0.4%
Coatesville-Clay Township Public Library	158,069	160,299	162,995	161,884	159,924	1.4%	1.7%	-0.7%	-1.2%
Danville Public Library	514,848	587,186	609,197	626,641	511,713	14.1%	3.7%	2.9%	-18.3%
Plainfield - Guilford Twp Public Library	1,613,170	1,661,970	1,682,270	1,735,699	1,800,492	3.0%	1.2%	3.2%	3.7%
Hendricks County Solid Waste District	0	0	0	0	0				
Hendricks County Redevelopment	0	0	0	0	0				
Brownsburg Redevelopment Commission	0	0	0	0	0				
Plainfield Redevelopment Commission	0	0	0	0	0				
Danville Redevelopment Commission	0	0	0	0	0				
Avon Redevelopment Commission	0	0	0	0	0				

## Hendricks County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
32001	Brown Township	2.3871	--	--	--	--	6.7638%	--	2.2256
32002	Center Township	2.3914	--	--	--	--	6.7638%	--	2.2297
32003	Danville Town	2.6295	--	--	--	--	6.7638%	--	2.4516
32007	Eel River Township	2.2737	--	--	--	--	6.7638%	--	2.1199
32008	North Salem Town	3.2661	--	--	--	--	6.7638%	--	3.0452
32009	Franklin Township	1.3989	--	--	--	--	6.7638%	--	1.3043
32010	Stilesville Town	1.7742	--	--	--	--	6.7638%	--	1.6542
32011	Guilford Township	1.8913	--	--	--	--	6.7638%	--	1.7634
32012	Plainfield Town	2.4710	--	--	--	--	6.7638%	--	2.3039
32013	Liberty Township	1.4523	--	--	--	--	6.7638%	--	1.3541
32014	Clayton Town	1.9561	--	--	--	--	6.7638%	--	1.8238
32015	Lincoln Township	2.3683	--	--	--	--	6.7638%	--	2.2081
32016	Brownsburg Town	3.0265	--	--	--	--	6.7638%	--	2.8218
32017	Marion Township	1.8492	--	--	--	--	6.7638%	--	1.7241
32018	Middle Township	2.5711	--	--	--	--	6.7638%	--	2.3972
32019	Pittsboro Town	2.9871	--	--	--	--	6.7638%	--	2.7851
32020	Union Township	2.2327	--	--	--	--	6.7638%	--	2.0817
32021	Lizton Town	2.9770	--	--	--	--	6.7638%	--	2.7756
32022	Washington Township	2.8009	--	--	--	--	6.7638%	--	2.6115
32023	Clay Township	1.5780	--	--	--	--	6.7638%	--	1.4713
32024	Amo Town	2.2981	--	--	--	--	6.7638%	--	2.1427
32025	Coatsville Town	2.1902	--	--	--	--	6.7638%	--	2.0421
32026	Brownsburg - Brown Twp	3.0238	--	--	--	--	6.7638%	--	2.8193
32027	Plainfield - Washington Twp	3.2517	--	--	--	--	6.7638%	--	3.0318
32028	Brownsburg - Middle Twp	3.1853	--	--	--	--	6.7638%	--	2.9699
32029	Plainfield - Liberty Twp	2.2561	--	--	--	--	6.7638%	--	2.1035
32030	Eel River - Jamestown	2.6637	--	--	--	--	6.7638%	--	2.4835
32031	Avon	3.2019	--	--	--	--	6.7638%	--	2.9853
32032	Pittsboro - Brown Twp	2.8256	--	--	--	--	6.7638%	--	2.6345
32033	Danville - Washington Twp	3.1123	--	--	--	--	6.7638%	--	2.9018
32035	Brownsburg-Washington Twp	3.4137	--	--	--	--	6.7638%	--	3.1828

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Hendricks County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	12,650,908	7,385,959	990,634	41,096	21,068,596	180,420,863	11.7%
<i>TIF Total</i>	3,863	328,328	262,846	0	595,037	20,868,419	2.9%
<i>County Total</i>	12,654,771	7,714,287	1,253,480	41,096	21,663,633	201,289,282	10.8%
Hendricks County	1,472,725	873,256	103,210	5,239	2,454,431	22,951,805	10.7%
Brown Township	14,589	3,065	1	11	17,665	164,332	10.7%
Center Township	41,551	38,503	0	296	80,350	956,937	8.4%
Clay Township	4	69	0	4	78	76,287	0.1%
Eel River Township	1,737	5,991	81	30	7,839	106,535	7.4%
Franklin Township	0	0	0	19	19	54,137	0.0%
Guilford Township	9,052	10,719	0	113	19,884	502,869	4.0%
Liberty Township	29	53	0	25	107	194,646	0.1%
Lincoln Township	4,456	3,348	62	29	7,895	103,798	7.6%
Marion Township	28	0	0	4	32	43,000	0.1%
Middle Township	102,542	60,187	1	299	163,030	1,130,379	14.4%
Union Township	1,069	2,401	0	22	3,492	58,465	6.0%
Washington Township	929,642	424,021	117,435	1,644	1,472,743	8,483,432	17.4%
Brownsburg Civil Town	1,176,429	648,522	25,437	2,634	1,853,023	12,840,876	14.4%
Plainfield Civil Town	379,746	367,068	28,502	3,138	778,454	13,670,734	5.7%
Jamestown Civil Town	649	195	0	0	843	4,147	20.3%
Amo Civil Town	8	2,756	0	19	2,782	57,520	4.8%
Clayton Civil Town	0	0	0	31	31	123,571	0.0%
Coatsville Civil Town	272	2,049	0	31	2,352	96,862	2.4%
Danville Civil Town	114,457	153,395	48	1,447	269,347	2,383,875	11.3%
Lizton Civil Town	3,367	10,191	0	135	13,693	102,261	13.4%
North Salem Civil Town	5,353	14,568	2,959	68	22,948	119,221	19.2%
Pittsboro Civil Town	59,319	29,307	0	81	88,707	505,418	17.6%
Stilesville Civil Town	0	0	0	39	39	35,717	0.1%
Avon Civil Town	308,738	152,378	99,850	264	561,230	3,216,037	17.5%
Northwest Hendricks School Corp	615,636	476,260	6,286	2,676	1,100,858	9,053,446	12.2%
Brownsburg Community School Corp	2,259,495	1,181,159	38,782	5,561	3,484,997	28,179,212	12.4%
Avon Community School Corp	4,166,368	1,920,108	546,408	7,173	6,640,057	38,132,484	17.4%
Danville Community School Corp	360,205	428,923	0	3,982	793,110	9,339,153	8.5%
Plainfield Community School Corp	324,740	384,514	0	4,055	713,309	18,039,819	4.0%
Mill Creek Community School Corp	1,755	8,749	0	847	11,350	4,560,191	0.2%
Washington Township Public Library	153,001	70,512	20,066	263	243,842	1,400,335	17.4%
Brownsburg Public Library	87,692	45,841	1,505	216	135,254	1,093,641	12.4%
Clayton Public Library	80	145	0	26	251	167,592	0.1%
Coatesville-Clay Township Public Library	65	1,031	0	17	1,113	159,924	0.7%
Danville Public Library	23,696	28,298	0	254	52,248	511,713	10.2%
Plainfield - Guilford Twp Public Library	32,411	38,377	0	405	71,193	1,800,492	4.0%
Hendricks County Solid Waste District	0	0	0	0	0	0	
Hendricks County Redevelopment	0	0	0	0	0	0	
Brownsburg Redevelopment Commission	0	0	0	0	0	0	
Plainfield Redevelopment Commission	0	0	0	0	0	0	
Danville Redevelopment Commission	0	0	0	0	0	0	
Avon Redevelopment Commission	0	0	0	0	0	0	
TIF - Danville TIF-003	0	0	0	0	0	0	
TIF - Guilford Heartland TIF-011	0	0	0	0	0	1,404,281	0.0%
TIF - Plainfield- All Points TIF-012	0	0	0	0	0	13,345	0.0%
TIF - Plainfield- I70 TIF- 012	0	2	0	0	2	1,414,571	0.0%
TIF - Plainfield- Six Points TIF-012	0	544	0	0	544	3,946,873	0.0%
TIF - Plainfield- SR267 TIF-012	0	50,327	0	0	50,327	902,993	5.6%
TIF - Plainfield- Us 40 TIF- 012	0	115,617	0	0	115,617	4,249,187	2.7%
TIF - Liberty-70 West TIF- 013	0	0	0	0	0	98,912	0.0%
TIF - Liberty-Westpoint TIF- 013	0	0	0	0	0	3,292	0.0%
TIF - Brownsburg TIF-016	0	54,116	5,816	0	59,931	827,881	7.2%
TIF - Brownsburg Wynn Farms TIF-016	3,795	41,313	757	0	45,864	234,761	19.5%
TIF - Pittsboro TIF-019	0	0	0	0	0	1,663,009	0.0%
TIF - Washington- All Points TIF-022	0	0	0	0	0	0	
TIF - Brownsburg-Brown Expand TIF-026	0	0	5,465	0	5,465	694,379	0.8%
TIF - Brownsburg- Brown TIF-026	0	51,453	9,687	0	61,140	1,382,669	4.4%
TIF - Plainfield- Wash-All Pts TIF-027	68	14,943	45,739	0	60,750	932,464	6.5%
TIF - Avon #3 TIF-031	0	0	35,678	0	35,678	565,804	6.3%

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	12,650,908	7,385,959	990,634	41,096	21,068,596	180,420,863	11.7%
<i>TIF Total</i>	3,863	328,328	262,846	0	595,037	20,868,419	2.9%
<i>County Total</i>	12,654,771	7,714,287	1,253,480	41,096	21,663,633	201,289,282	10.8%
TIF - Avon #4 TIF-031	0	0	48,690	0	48,690	772,174	6.3%
TIF - Avon HRH TIF-031	0	0	80	0	80	1,271	6.3%
TIF - Avon TIF-031	0	12	110,935	0	110,947	1,760,553	6.3%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

**Circuit Breaker Credit Types:**

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.